

CITY OF VANCOUVERSPECIAL COUNCIL - February 10, 1972PUBLIC HEARING

A Special meeting of the Council of the City of Vancouver was held in the Council Chamber on Thursday, February 10, 1972, at 2:00 p.m., for the purpose of holding a Public Hearing to amend the Zoning and Development By-law.

PRESENT: His Worship the Mayor (In the Chair)
Aldermen Bird, Broome, Calder, Hardwick,
Linnell, Phillips, Rankin, and
Sweeney.

ABSENT: Ald. Adams (Leave of Absence), Ald. Wilson

CLERK TO THE COUNCIL: R. Henry.

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,

THAT this Council do resolve itself into Committee of the Whole, His Worship the Mayor in the Chair, to consider proposed amendments to the Zoning and Development By-law.

- CARRIED.

1. S/W Corner of 48th Avenue
and Oak Street

An application was received from Mr. Tanaka, of D. M. Sarter, Architect, for Mr. and Mrs. Samuels, to rezone Lots 11 and 12, Subdivision 13, Block 10, D.L. 526, situated on the south-west corner of 48th Avenue and Oak Street,

From: RS-1 One-family Dwelling District
To: CD-1 Comprehensive Development District.

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the application, with the uses restricted to townhouses only and customarily ancillary uses, subject to prior compliance by the owners with the following conditions:

1. The lots to be first consolidated into one parcel and so registered in the Land Registry Office.
2. The detailed scheme of development to be first approved by the Technical Planning Board after advice from the Design Panel on the architectural features, with the scheme of development not to be materially different from that submitted by D. M. Sarter, Architect, under date received by the Planning Department of October 14, 1971, and noted as Job #7149.

(continued)

S/W Corner of 48th Avenue
and Oak Street (continued)

3. The floor space ratio not to exceed 0.40 gross, but excluding underground parking and ancillary storage area and access to the underground parking.

FURTHER, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

There was no one present to oppose the application.

MOVED by Alderman Broome,

THAT the foregoing application by Mr. Tanaka be approved, subject to the foregoing conditions as recommended by the Technical Planning Board and the Vancouver City Planning Commission.

- CARRIED.

2. N/S of S.E. Marine Drive between
Main and Sophia Streets

An application was received from Texaco Canada Limited, to rezone Lots 45 and 45, Block 3, D.L. 313, situated on the north side of S.E. Marine Drive between Main and Sophia Streets,

From: RS-1 One-family Dwelling District
To: C-1 Commercial District.

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the application, subject to prior compliance by the owners with the following conditions:

1. Lot 6 and Lots 45 and 46 to be first consolidated into one parcel and so registered in the Land Registry Office, subject to satisfactory arrangements being made through the City Engineer regarding the easement on the easterly boundary of Lot 6.
2. The detailed scheme of development being first approved by Council after reports thereon from the Technical Planning Board and the Vancouver City Planning Commission, special attention being given to the treatment and landscaping on the site, particularly the area adjacent to the single-family homes, and having a suitably designed building in keeping with the general area.

FURTHER, that should the foregoing conditions not be complied with within 180 days of approval at Public Hearing to the rezoning, the approval contained in this resolution shall expire.

MOVED by Alderman Bird,

THAT the foregoing application from Texaco Canada Limited be approved, subject to the foregoing conditions as recommended by the Technical Planning Board and the Vancouver City Planning Commission.

- CARRIED.

Aldermen Calder and Rankin arrived at the Special Council meeting at this point.

3. Area bounded by Pender, Keefer,
Gore and Jackson Streets

An application was received from the Director of Planning and Civic Development, with respect to Lots A, B, C and D, Block 122, D.L. 196, situated on blocks bounded by Pender, Keefer, Gore and Jackson Streets. The application is to amend By-law #4393, Section 2A, by adding the following use: "a building or use essential in this district required by a public authority" (i.e., a firehall).

The Technical Planning Board and the Vancouver City Planning Commission recommended approval of the application. However, Council's attention was drawn to a letter from the Vancouver City Planning Commission, in which it was pointed out that its recommendation was made for the purpose of permitting a fire hall only, and that no other public use was envisaged.

The Director of Planning and Civic Development, with the aid of maps, gave an explanation of the application. The Fire Chief, who also was present, gave details of the proposed fire hall, and also the existing situation with respect to fire halls in the area.

Council received the following delegations, speaking against the application:

1. Mr. H.E.S. Fan, representing various residents of the area;
2. Mr. H. Con and Mr. S. Lee, representing various residents in the area. Brief and petition filed;
3. Mrs. J. Adams;
4. Mr. Jeffrey Hoy, representing the Chau Luen Society of Vancouver.

Council also noted that a letter from Pender Realty and Insurance Agencies Ltd. also opposed the application.

MOVED by Alderman Bird,
THAT the foregoing application
Civic Development be approved.

- CARRIED.

4. N/E Corner of 58th Avenue
and Kerr Street

An application was received from the Director of Planning and Civic Development, with respect to Lots 3 and 4 of Lot A, D.L. 334,

(continued)

88
4

N/E Corner of 58th Avenue
and Kerr Street (cont'd)

situated on the north-east corner of 58th Avenue and Kerr Street, to amend By-law #4550, Section 2, by adding the following use: "a personal care home."

The Technical Planning Board and Vancouver City Planning Commission recommended approval of the application.

There was no one present to oppose the application.

MOVED by Alderman Hardwick,

THAT the foregoing application by the Director of Planning and Civic Development be approved.

- CARRIED.

5. Area on East Side of Denman
Street between Nelson and Comox Streets

An application was received from Mr. W. A. Street, with respect to Lot A, Block 59, D.L. 185, situated on the east side of Denman Street between Nelson and Comox Streets. The application is to amend By-law #4295, Section 2(a), by deleting the following use "a high-rise apartment building" and substituting the following: "a high-rise hotel building."

The Technical Planning Board and the Vancouver City Planning Commission both recommended approval of the application.

Council noted a letter from Denman Place Merchants' Association supporting the application, and advising that existing parking facilities in Denman Place are more than adequate to handle any business increase.

Parking requirements for the building were discussed as Council had been advised previously by the Technical Planning Board that an off-street parking study is underway as part of the overall Downtown Zoning Study.

MOVED by Alderman Broome,
THAT the foregoing application by Mr. Street be approved.

(Amended)

MOVED by Alderman Linnell, in amendment,

THAT the following words be added to Alderman Broome's motion after the word 'approved':

"subject to 98 additional parking spaces being provided by the applicant."

(not put)

(continued)

89 89

Area on the East Side of Denman Street
between Nelson and Comox Streets (cont'd)

MOVED by Alderman Bird, in amendment to the amendment,
THAT the following words be added to Alderman Broome's motion
after the word 'approved':

"subject to the applicant complying with the necessary parking requirements when the new parking study report is received."

- CARRIED.

The motion by Alderman Broome, as amended by Alderman Bird, was put and CARRIED, as follows:

"THAT the foregoing application by Mr. Street be approved, subject to the applicant complying with the necessary parking requirements when the new parking regulation report is received."

(Alderman Linnell and Alderman Rankin recorded in the negative.)

When the question was raised, the Council noted that three readings of the by-law would not be given until the parking report is received by Council in June of this year.

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MOVED by Alderman Bird,
THAT the Committee rise and report.

- CARRIED.

MOVED by Alderman Bird,
SECONDED by Alderman Hardwick,

THAT the report of the Committee of the Whole be adopted, and the Corporation Counsel be instructed to prepare and bring in the necessary amendments to the Zoning and Development By-law.

- CARRIED.

— 8 —

Celebrations on City Streets: Chinatown

The Board of Administration submitted a report, dated February 10, 1972, in which the City Engineer advised that a request had been received to have celebrations on street allowances on February 14 and 15, for the purpose of celebrating the Chinese New Year. The activites will take place on the west side of Abbott, between Pender Street and the lane north.

The Board of Administration submitted the following recommendation of the City Engineer, for consideration of Council:

Celebrations on City Streets:
Chinatown (continued)

"RECOMMENDED that Mr. Sammy Kee and the Lotus Gardens be permitted to hold a Lion Dance and celebration on Abbott Street between 6:00 P.M. and 9:00 P.M. on Monday, February 14, 1972, provided that:-

- (1) The event be contained to the west side of Abbott Street between Pender Street and the lane north.
- (2) All costs of signing and barricading be borne by the applicant.
- (3) The applicant enter into an arrangement satisfactory to Corporation Counsel indemnifying the City against all possible claims that may arise from holding this event.
- (4) The cost of any additional street cleaning over and above normal street cleaning be borne by the applicant."

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,

THAT the foregoing request by Mr. Sammy Kee be approved, in accordance with conditions set out by the City Engineer.

- CARRIED.

Street Parades: Central District

MOVED by Alderman Broome,
SECONDED by Alderman Rankin,

THAT the existing policy of Council approving parades in the central district be changed, so that such requests be left in the hands of the Board of Administration for approval; however, if approval should not be given, the request be submitted to City Council.

FURTHER, THAT the Corporation Counsel be instructed to prepare and bring in the necessary amendment to the Street and Traffic By-law.

- CARRIED.

The Council adjourned at approximately 3:10 p.m.

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The foregoing are Minutes of the Special Council
meeting (Public Hearing), dated February 10, 1972,
adopted on February 22nd, 1972.



MAYOR



CITY CLERK